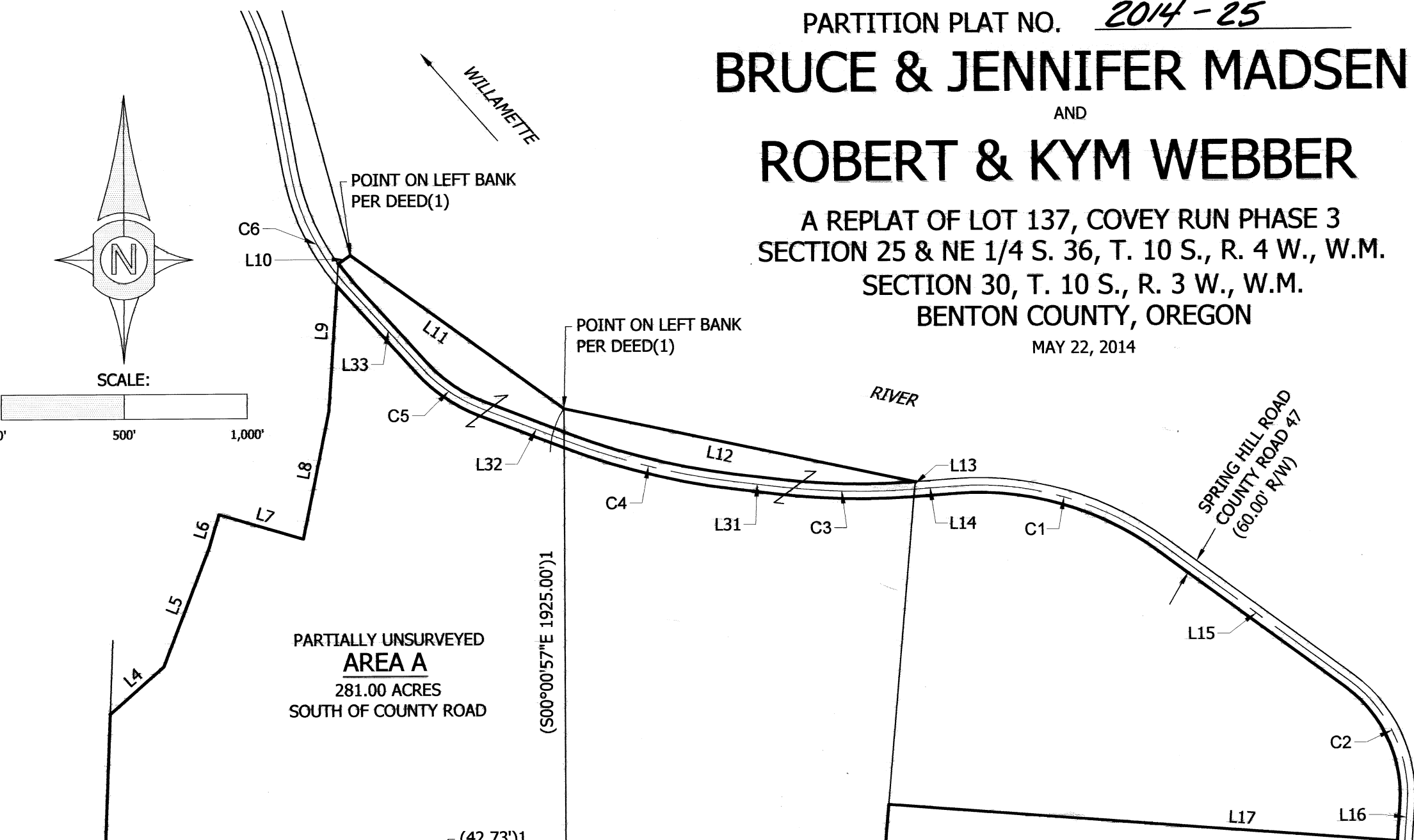
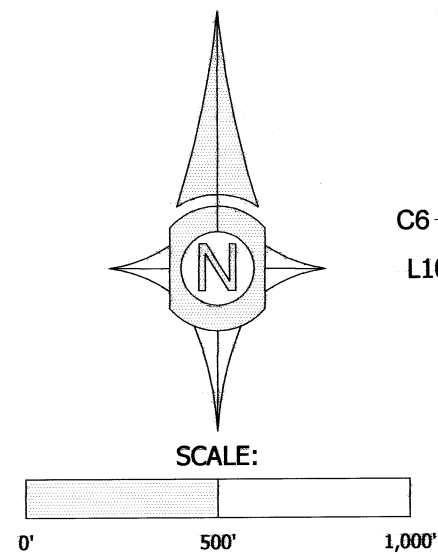


PARTITION PLAT NO. 2014-25
BRUCE & JENNIFER MADSEN
 AND
ROBERT & KYM WEBBER

A REPLAT OF LOT 137, COVEY RUN PHASE 3
 SECTION 25 & NE 1/4 S. 36, T. 10 S., R. 4 W., W.M.
 SECTION 30, T. 10 S., R. 3 W., W.M.
 BENTON COUNTY, OREGON
 MAY 22, 2014



LINE TABLE

#	BEARING & DISTANCE	#	BEARING & DISTANCE
L1	(N00°08'51"W 222.35')A	L17	(N85°36'40"W 2104.10')A
L2	(N14°05'19"E 622.81')A	L18	(S05°00'33"E 1319.51')A
L3	(N02°20'47"E 1708.83')A	L19	(S89°31'42"W 230.52')A
L4	(N48°58'20"E 290.44')A	L20	(N89°46'14"W 904.96')A
L5	(N21°13'12"E 516.34')A	L21	(N89°46'14"W 398.00')A
L6	(N16°50'50"E 140.22')1	L22	(S03°29'00"W 1930.00')A
L7	(S73°39'30"E 357.16')1	L23	(N43°01'00"W 280.61')A
L8	(N11°37'25"E 530.48')1	L24	(N27°59'28"W 309.42')A
L9	(N03°52'05"E 596.84')1	L25	(N25°38'30"W 377.52')A
L10	(N55°10'38"E 60.00')1	L26	(N30°07'00"W 423.26')A
L11	(UPSTREAM 790'±)1	L27	(S44°38'30"W 156.00')A
L12	(S78°03'06"E 1456.94')A	L28	(N83°49'54"W 391.04')A
L13	(S04°56'24"W 30.38')1	L29	(S83°06'30"W 153.60')A
L14	(S85°59'00"W 173.10')A	L30	(S87°45'15"W 252.60')A
L15	(N53°46'49"W 938.10')A	L31	(N83°02'40"W 175.90')A
L16	(N04°23'20"E 145.16')A	L32	(N68°57'40"W 364.70')A
		L33	(N42°05'10"W 444.50')A

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO REPLAT LOT 137 OF COVEY RUN, PHASE 3 PER CITY OF ALBANY NOTICE OF DECISION NO. RL-02-14 AND AT OUR CLIENTS REQUEST.

THE NORTHEAST CORNER OF PARCEL 1 WAS SET ON THE EXTENSION OF THE EXISTING NORTH LINE OF LOT 137, 0.5 FEET EASTERLY OF AN EXISTING FENCE CORNER. THE INTERIOR CORNER WAS SET ON LINE BETWEEN FOUND MONUMENTS 0.40 FEET EASTERLY OF THE EXISTING FENCE. AREA A WAS RETRACED PER RECORD DATA AS SHOWN.

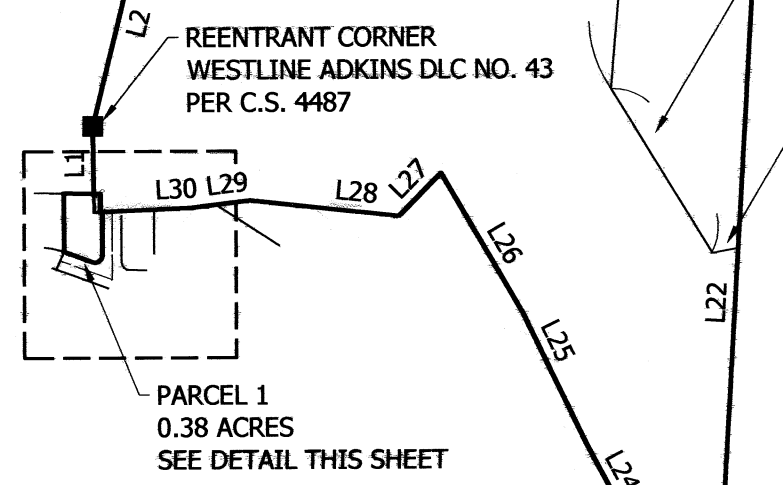
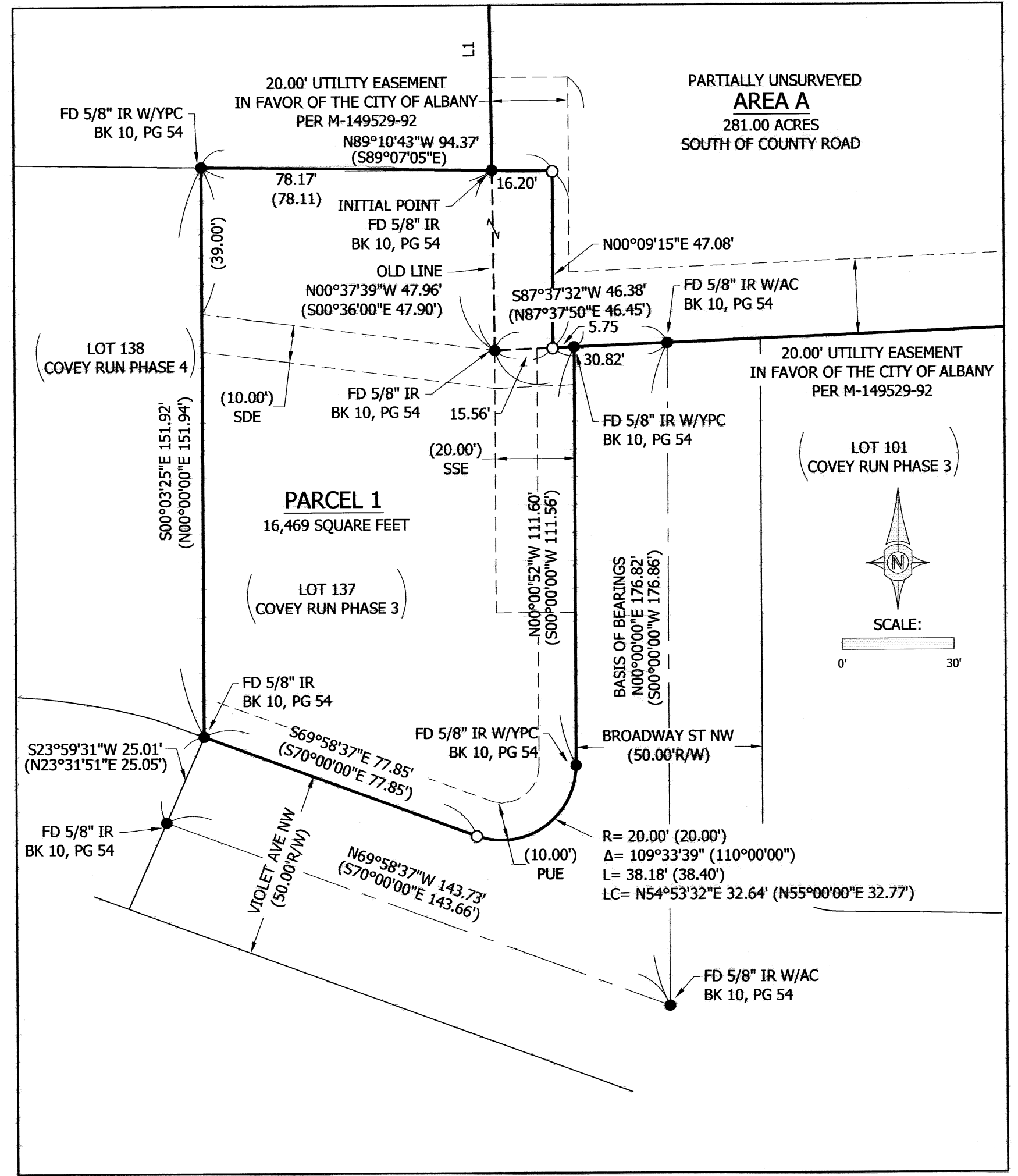
THE BASIS OF BEARING WAS HELD PER BOOK 10, PAGE 54 (COVEY RUN PHASE 3).

CURVE TABLE

#	Δ	D	T
C1	Δ=(40°22.5')A	D = (4°30' C.L.)A	T = (468.26')A
C2	Δ = (58°06')A	D = (10° C.L.)A	T = (318.25')A
C3	Δ = (11°02.5')A	D = (2° C.R.)A	T = (276.90')A
C4	Δ = (14°05')A	D = (2° C.R.)A	T = (353.87')A
C5	Δ = (26°52.5')A	D = (9° C.R.)A	T = (152.15')A
C6	Δ = (31°54.5')A	D = (6° C.R.)A	T = (273.00')A

LEGEND

- MONUMENT FOUND FLUSH OR AS NOTED
- MONUMENT SET 5/8"x30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED: UDELL ENG
- CALCULATED POINT
- () DATA OF RECORD PER BK 10, PG 54 OR AS NOTED OTHERWISE
- [] CALCULATED DATA
- AC ALUMINUM CAP
- BK BOOK
- C.S. COUNTY SURVEY
- FD FOUND
- IR IRON ROD
- PG PAGE
- PUE PUBLIC UTILITY EASEMENT PER COVEY RUN PHASE 3
- SDE PUBLIC STORM DRAIN EASEMENT PER COVEY RUN PHASE 3
- SSE PUBLIC SANITARY SEWER EASEMENT PER COVEY RUN PHASE 3
- W/YPC WITH YELLOW PLASTIC CAP
- A DATA OF RECORD PER C.S. 4487
- (1) DATA OF RECORD PER BENTON COUNTY DEED DOCUMENT M-182587-94



I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
Kyle W. Latimer
 KYLE W. LATIMER

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**
Kyle W. Latimer
 OREGON
 JUNE 12, 2013
 KYLE W. LATIMER
 #80442
 EXPIRES 12-31-2014
 SHEET 1 OF 2



Udell
**ENGINEERING &
 LAND SURVEYING, LLC**
 63 EAST ASH ST.
 LEBANON, OREGON
 97355
 PH. (541) 451-5125
 FAX (541) 451-1366
 14-024

PARTITION PLAT NO. 2014-25
BRUCE & JENNIFER MADSEN

AND

ROBERT & KYM WEBBER

A REPLAT OF LOT 137, COVEY RUN PHASE 3
SECTION 25 & NE 1/4 S. 36, T. 10 S., R. 4 W., W.M.
SECTION 30, T. 10 S., R. 3 W., W.M.
BENTON COUNTY, OREGON

MAY 22, 2014

SURVEYOR'S CERTIFICATE

I, KYLE W. LATIMER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON PER ORS 92, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD MARKING THE NORTHEAST CORNER OF LOT 137, COVEY RUN PHASE 3 IN SECTION 36, TOWNSHIP 10 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE NORTH 89°10'43" WEST 78.17 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°03'25" EAST 151.92 FEET TO A 5/8" IRON ROD; THENCE SOUTH 69°58'37" EAST 77.85 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 20.00 FEET RADIUS CURVE TO THE LEFT A DISTANCE OF 38.18 FEET, THE CHORD OF WHICH BEARS NORTH 54°53'32" EAST 32.64 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°00'52" WEST 111.60 FEET TO A 5/8" IRON ROD; THENCE SOUTH 87°37'32" WEST 5.75 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°09'15" WEST 47.08 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°10'43" WEST 16.20 FEET TO THE POINT OF BEGINNING.

EASEMENTS OF RECORD

A PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION PREPARED BY TICOR TITLE COMPANY OF OREGON DATED JUNE 10, 2014 REVEALED THE FOLLOWING EASEMENTS OF RECORD:

- 1. UTILITY EASEMENTS AS DESCRIBED ON COVEY RUN PHASE 3, RECORDED AS BENTON COUNTY DEED RECORDS DOCUMENT NO. 2003-334561. AS SHOWN ON SHEET 1.

RECORDER'S STATEMENT:

STATE OF OREGON }
COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2014- 25 IN BENTON COUNTY RECORDS DOCUMENT NO. 2014- 525960, ON THIS 9th DAY OF December, 2014, AT 4:09 O'CLOCK pm

[Signature]
BENTON COUNTY CLERK

APPROVALS:

CITY OF ALBANY NOTICE OF DECISION FOR PLANNING CASE NO. RL-02-14 WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS PLAT AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.

[Signature] 9-15-14
PUBLIC WORKS DIRECTOR, CITY OF ALBANY DATE

[Signature] 12-9-14
BENTON COUNTY SURVEYOR DATE

OWNER'S DECLARATION:

KNOW ALL PERSONS THAT BRUCE W. & JENNIFER A. MADSEN ARE THE OWNERS OF THE LAND DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE REPLATTED INTO A PARCEL AS SHOWN AND DESCRIBED HEREON.

[Signature]
BRUCE W. MADSEN

[Signature]
JENNIFER A. MADSEN

ACKNOWLEDGMENT:

STATE OF Oregon }
COUNTY OF Linn } SS

THIS IS TO CERTIFY THAT ON THIS 29th DAY OF August, 2014, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRUCE W. AND JENNIFER A. MADSEN WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

[Signature]
NOTARY SIGNATURE

Donna L. Everitt
NOTARY PUBLIC - OREGON
(PRINT NAME)

COMMISSION NO. 468346
MY COMMISSION EXPIRES 6-21-2016

ASSESSOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH June 30th, 2015

[Signature]
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT

11-18-14
DATE

[Signature]
FOR DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING & TAX COLLECTION

11-19-14
DATE

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
KYLE W. LATIMER



REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JUNE 12, 2013
KYLE W. LATIMER
#80442
EXPIRES 12-31-2014

Udell
ENGINEERING &
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